

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

12 Oak Grove, St Kilda East Vic 3183

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,030,000

&

\$1,133,000

#### Median sale price

Median price \$1,186,250

House

X

Unit

Suburb

St Kilda East

Period - From 01/10/2018

to

31/12/2018

Source

REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	25 Downshire Rd ELSTERNWICK 3185	\$1,170,000	16/02/2019
2	19b Rosamond St BALACLAVA 3183	\$1,125,000	09/02/2019
3	15 Glen Eira Av BALACLAVA 3183	\$1,085,000	08/12/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**25 Downshire Rd ELSTERNWICK 3185 (REI)**

**Agent Comments**



**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 16/02/2019

**Rooms:** -

**Property Type:** House (Res)



**19b Rosamond St BALACLAVA 3183 (REI)**

**Agent Comments**



**Price:** \$1,125,000

**Method:** Auction Sale

**Date:** 09/02/2019

**Rooms:** -

**Property Type:** House (Res)



**15 Glen Eira Av BALACLAVA 3183 (REI/VG)**

**Agent Comments**



**Price:** \$1,085,000

**Method:** Auction Sale

**Date:** 08/12/2018

**Rooms:** -

**Property Type:** House (Res)